

EXHIBIT 11

Northstar Commercial Partners
Vendor QuickReport
All Transactions

Villanova Trust	Type	Date	Num	Memo	Account	Clr	Split	Amount
	Bill Pmt -Check	03/07/2018	wire	Referral Fee Sterling	Citywide Banks - WDC Holdings	✓	Accounts Payable	-50,000.00
	Bill	03/08/2018		Referral Fee Sterling	Accounts Payable		Referral Fee	-50,000.00
	Bill	05/01/2018		Quail Ridge Lease Commission	Accounts Payable		Leasing Fee	-382,500.00
	Bill Pmt -Check	05/01/2018	wire	Quail Ridge Lease Commission	Citywide Banks - WDC Holdings	✓	Accounts Payable	-382,500.00
	Bill	05/07/2018		Dulles Lease Commission	Accounts Payable		Leasing Fee	-281,350.00
	Bill Pmt -Check	05/07/2018	wire	Dulles Lease Commission	Citywide Banks - WDC Holdings	✓	Accounts Payable	-281,350.00
	Bill	07/30/2018		Quail and Dulles Paid in Full	Accounts Payable		-SPLIT-	-1,447,614.50
	Bill Pmt -Check	07/30/2018	wire	Quail and Dulles Paid in Full	Citywide Banks - WDC Holdings	✓	Accounts Payable	-1,447,614.50
	Bill	10/02/2018		Quail Development & Leasing fee	Accounts Payable		-SPLIT-	-1,297,011.18
	Bill Pmt -Check	10/02/2018	wire	Quail Development & Leasing fee	Citywide Banks - WDC Holdings	✓	Accounts Payable	-1,297,011.18
	Bill	11/07/2018		Manassas Development Fee	Accounts Payable		Development Fee	-122,319.64
	Bill Pmt -Check	11/07/2018	wire	Manassas Development Fee	Citywide Banks - WDC Holdings	✓	Accounts Payable	-122,319.64
	Bill	12/07/2018		Dulles Leasing Fee/Manassas Leasing-Dev Fee	Accounts Payable		-SPLIT-	-1,061,160.08
	Bill Pmt -Check	12/07/2018	wire	Dulles Leasing Fee/Manassas Leasing-Dev Fee	Citywide Banks - WDC Holdings	✓	Accounts Payable	-1,061,160.08
	Bill	05/30/2019		Final Dulles Leasing Fee	Accounts Payable		Leasing Fee	-150,000.00
	Bill Pmt -Check	06/07/2019	wire	Final Dulles Leasing Fee	Citywide Banks - WDC Holdings	✓	Accounts Payable	-150,000.00
	Bill	08/07/2019		Manassas Leasing Fee	Accounts Payable		Leasing Fee	-321,028.44
	Bill Pmt -Check	08/07/2019	wire	Manassas Leasing Fee	Citywide Banks - WDC Holdings	✓	Accounts Payable	-321,028.44